

# MINUTES

## RANDOLPH COUNTY PLANNING BOARD

**January 5, 2010**

The Randolph County Planning Board met at 6:30 p.m., on Tuesday, January 5, 2010, in the Commissioners' Meeting Room, Randolph County Office Building, 725 McDowell Road, Asheboro, North Carolina.

1. **Chairman Chris McLeod** called to order the Randolph County Planning Board meeting at 6:30 p.m.
2. **Hal Johnson**, Planning Director, called roll of the members: Chris McLeod, Chairman, present; Reid Pell, Vice Chairman, present; Larry Brown, present; Phil Ridge, present; Jim Rains, absent; Wayne Joyce, present; and Danny Shaw, present. Darren Allen, County Attorney, was present for this meeting.
3. **Pell** made the motion, seconded by **Ridge**, to approve the Minutes of the December 8, 2009 Randolph County Planning Board meeting. The motion passed unanimously.
4. **Adoption of Resolution Memorializing Lynden Harris Craven**

**Hal Johnson** welcomed the family of Lynden Craven, his wife Pattie, and two daughters Susanne Hayes and Judi Craven to the meeting. Craven's supervisor, David Townsend, Public Works Director, was present also.

Johnson read the Resolution as written:

### **RESOLUTION MEMORIALIZING LYNDEN HARRIS CRAVEN**

***WHEREAS**, Lynden Craven departed this life on Sunday, December 6, 2009, and the members of the Randolph County Planning Board desire to recognize the community service and achievements of Lynden Craven; and*

***WHEREAS**, Lynden Craven is survived by his wife, Pattie Allen Craven, daughters, Judi Craven of Asheboro, Susanne Craven Hayes and husband Steven of Seagrove, sisters, Virtie Holloway of Asheboro, Clarice Cox of Coleridge, Mary Purvis of Asheboro, brother Howard Craven of Franklinville, and grandsons Eric Hayes and Eli Hayes, both of Seagrove, and*

***WHEREAS**, Lynden Craven was a native of Randolph County, a veteran of the U.S. Army during the Vietnam Era, a lifelong member of Holly Springs Friends Meeting, retired from the Randolph County Public Works Department after 15 years, a poultry farm; and*

***WHEREAS,** Lynden Craven was the longest serving member of the Randolph County Planning Board, having been first appoint by the Randolph County Board of Commissioners in 1987, and reappointed every three years for a 22-year membership until his death in December, 2009. Lynden Craven served several terms as Chairman and Vice-Chairman, and was highly regarded by colleagues and citizens for his common sense, pragmatic approach to sometimes emotional and complicated planning and development issues; and*

***NOW, THEREFORE, BE IT RESOLVED,** the members of the Randolph County Planning Board recognize the community service provided by Lynden Craven and extend sympathy to his family while celebrating the life and service of our friend and colleague; and*

***BE IT FURTHER RESOLVED,** that copies of this Resolution be spread upon the permanent minutes of the Randolph County Planning Board, and that copies of this Resolution be furnished to Lynden Craven's family to communicate the esteem in which the Randolph County Planning Board holds the memory of Lynden Craven and the County Planning Board's sorrow at his passing.*

***ADOPTED THIS FIFTH DAY OF JANUARY, 2010. Chris McLeod, Chairman; Reid Pell, Vice-Chairman; Larry Brown; Phil Ridge; Jim Rains; Wayne Joyce; Danny Shaw; Hal Johnson, Planning Director; Jill Wood, Clerk to the Board; and Darren Allen, County Attorney.***

**Pell** made the motion, seconded by **Brown**, to pass the Resolution Memorializing Lynden Harris Craven.

**Johnson** thanked the family for their attendance and provided them copies of this Resolution.

5. **REQUESTS FOR PROPERTY REZONING:**

- A. **TWO MILLS, LLC.**, Asheboro, North Carolina, is requesting that 22.32 acres located on Lassiter Mill Road, Concord Township, be rezoned from RA to CVOE-CD. Tax ID#'s 7617466685 and 7617560851. Rural Growth Area. The proposed Conditional Zoning District would specifically allow the development of a 4-lot residential subdivision for site-built homes with a minimum house size of 1,300 sq. ft.

- **Neighborhood Information Meeting Summary**

***Dale and LeAnne Cox, represented Two Mills, LLC, at this meeting. Four other individuals (adjacent property owners) were present also. There was no***

*opposition expressed at the meeting.*

- **Technical Review Committee Recommendation**

*The Technical Review Committee met and found that this proposal was in compliance with the standards outlined in the 2009 Growth Management Plan adopted by the Board of County Commissioners. The Technical Review Committee recommends to the County Planning Board that this request be approved.*

**Examples of some Growth Management Policies that the Technical Review Committee found supporting this recommendation are:**

*Policy 6.5 The protection of viable rural neighborhoods should be encouraged by compatible residential development to insure the continued existence as a major housing source and as a reflection of the long term quality of life in Randolph County.*

*Policy 6.23 The County should encourage the use of rural lot subdivision designs where the size of lot allows for open space and groundwater recharge areas preserved by careful siting of the principal and accessory uses as noted through subdivision plat notations and related deed restrictions.*

**Dale Cox** was present and explained that he and his wife purchased the existing house on the property and didn't want to retain the entire acreage. Cox said that he has had a neighbor request to purchase an acreage of the property to add to his property for a buffer. **Johnson** said that would be okay as long as the lots were not reduced below the minimum required acreage.

**There was no one present in opposition to this request.**

**Joyce** made the motion, seconded by **Pell**, to recommend to the Commissioners that this request be approved. The motion passed unanimously.

- B. **CAROLINA UTILITY BUILDERS, INC.**, Asheboro, North Carolina, is requesting that 9.61 acres located on the corner of US Hwy 64 East/Frazier Road, Columbia Township, be rezoned from LI-CU to HC-CD/RA. Tax ID# 8732452133. Secondary Growth Area. The proposed zoning would specifically permit display and sells of storage buildings on 1.3 acres as per site plan (and the remaining 8.31 acres would revert back to its original RA zoning).

- **Technical Review Committee Recommendation**

*The Technical Review Committee met and found that this proposal was in*

*compliance with the standards outlined in the 2009 Growth Management Plan adopted by the Board of County Commissioners. The Technical Review Committee recommends to the County Planning Board that this request be approved as per site plan.*

*Examples of some Growth Management Policies that the Technical Review Committee found supporting this recommendation are:*

***Policy 4.2** Highway oriented commercial uses should be clustered along segments of arterial streets and contain land uses that are mutually compatible and reinforcing in use and design. They should be designed in a way that minimizes signage, access points and excessive lengths of commercial strip development.*

***Policy 4.5** Effective buffering and/or landscaping should be provided where commercial development adjoins existing or planned residential uses.*

**Lynwood Allred**, owner of Carolina Utility Builders, was present and explained that he wants to display 4 to 8 buildings at this site. Allred said there will be brochures on site advising the prospective buyers to contact the main business in Asheboro. Allred said that there will not be an office on site and he will buffer and landscape the property as per the site plan.

**There was no one present in opposition to this request.**

**Ridge** made the motion, seconded by **Joyce**, to recommend to the Commissioners that this request be approved. The motion passed unanimously.

6. **Election of Officers:**

**Brown** said that this past year the Board canceled two meetings, therefore the current officers have not served an entire year. Brown said he felt McLeod and Pell has done a good job and should continue for another year.

**Brown** made the motion, seconded by **Ridge**, for **Chris McLeod** to remain Chairman and **Reid Pell** to remain Vice Chairman. The motion passed unanimously.

7. The meeting adjourned at 6:47 pm. There were 7 citizens present for this meeting.

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**NORTH CAROLINA  
RANDOLPH COUNTY**

***HAL JOHNSON***

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**Planning Director**

*JILL WOOD*

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**Date**

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**Clerk/Secretary**